

# HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 18 March 2020

Update Report from Head of Strategic Planning

## Item No: 7

Easterly extension of the existing sand extraction area, extend the end date for quarry operations and restoration and amend the approved restoration schemes at Kingsley Quarry, Bordon, Hampshire (EIA) (Application No. 51188/003 Site Ref. EH025)

### 1) Conditions

As advised within Appendix A of the Regulatory Committee Report, the recommended planning conditions are detailed below:

#### Commencement of Sand Extraction and Phased Restoration

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To accord with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The operator must notify the Minerals Planning Authority in writing of their intention to commence the extraction of sand, including the removal of soils and overburden and bund construction works, within the easterly extension to the Rookery Farm dredging lake, not less than 7 working days in advance.

Reason: To ensure the development is commencing with the relevant pre-commencement approvals.

#### Duration of Permission

3. The winning, working, washing and processing of minerals, the waste recycling operations, topsoil blending operations, and the use of all associated infrastructure, plant, machinery and equipment hereby permitted shall cease not later than 10 years following the commencement of the extraction of sand (in accordance with Condition 1 of this permission). The phased restoration of the land (in accordance with Condition 11 of this permission) shall be completed, including the removal of all infrastructure, plant, machinery and equipment, in full not later than 11 years following commencement as confirmed under Condition 1 of this permission.

The operator must notify the Minerals Planning Authority in writing within 7 working days of both the cessation of the mineral extraction and ancillary operations and on completion of the restoration of the land.

Reason: To minimise the duration of disturbance from the development and ensure the satisfactory restoration of the site in accordance with Policies 9 (Restoration of minerals and waste developments) and 10 (Protection of public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

### **Archaeology**

4. No extraction of sand, including the removal of soils and overburden and bund construction works, within the easterly extension to the Rookery Farm dredging lake shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Minerals Planning Authority.

Reason: In the interests of local archaeology in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as the works have the potential to cause harm to archaeological remains and need to be appropriately managed.

5. Following completion of archaeological fieldwork, a report will be produced in accordance with an approved programme submitted by the developer and approved in writing by the Minerals Planning Authority setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals and Waste Plan (2013).

### **Protection and Diversion of Public Footpath Kingsley 132/5**

6. Prior to the commencement of the extraction of sand, including the removal of soils and overburden and bund construction, within the easterly extension to the Rookery Farm dredging lake, written details for the following matters shall have been submitted to and approved in writing by the Minerals Planning Authority:
  - a. the protection of Public Footpath Kingsley 132/5, including fencing and signage during Phase 1;

- b. the diversion of Public Footpath Kingsley 132/5, including construction methodologies, tree/planting protection, proposed footpath width, plus any required fencing and signage; and
- c. the long-term maintenance schedule of the diverted Public Footpath Kingsley 132/5.

Thereafter, the approved details shall be implemented in full throughout development.

Reason: To protect the existing public rights of way network in this area in the interests of local amenity and in accordance with Policies 4 (Protection of the designated landscape), 5 (Protection of the countryside) and 10 (Protection of public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as development impacts directly on the public footpath.

### **8m Watercourse Buffer Zone Scheme**

7. No extraction of sand, including the removal of soils and overburden and bund construction works, within the easterly extension to the Rookery Farm dredging lake shall take place until a scheme for the provision and management of an 8 metre wide buffer zone along the Kingsley Stream and Oakhanger Stream (measured from the bank top of the river) has been submitted to, and approved in writing by the Minerals Planning Authority.

The buffer zone scheme shall be free from any construction works and built development, including excavations, lighting, footpaths, access tracks (except in the locations already show on the revised screenbank and footpath detail plan and detailed cross sections) and formal landscaping. The scheme shall include:

- a. plans showing the extent and layout of the buffer zone;
- b. details of any proposed planting scheme (all species to be native and of local provenance) (see Condition 8 below);
- c. details demonstrating how the buffer zone and watercourse will be protected during development (see Condition 9 below). This should include:
  - the measures to be used to physically protect the buffer zone during construction, e.g. the use of Heras fencing;
  - any necessary pollution protection methods, particularly for light, dust, concrete, sediment and other harmful substances such as paint and oil that could pollute the watercourse;
  - information on the persons/bodies responsible for activities associated with the method statement that demonstrate they are qualified for the activity they are undertaking;
- d. details of how the buffer will be managed over the longer term including a named body responsible for management and the

- production of a detailed management plan (see Condition 8 below); and
- e. details of any proposed footpaths and fencing.

Thereafter, the approved scheme shall be implemented in full throughout the development.

Reason: To ensure the protection of habitats and species, biodiversity and landscape enhancements in accordance with Policies 3 (Protection of habitats and species), 4 (Protection of the designated landscape) 5 (Protection of the countryside) and 11 (Managing flood risk) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as the works impact directly on biodiversity habitat/species.

### **Landscape and Ecological Management Plan (LEMP)**

8. Prior to the commencement of the extraction of sand, including the removal of soils and overburden and bund construction, within the easterly extension to the Rookery Farm dredging lake, a Landscape and Ecological Management Plan (including revisions to the draft Ecological Management Plan (EMP) v2. August 2019 submitted in October 2019), shall be submitted to the Minerals Planning Authority for written approval. The Plan should include the following:
  - a. aims and objectives of the management plan;
  - b. description of the ecological features of the site;
  - c. details of maintenance regimes for each habitat type supported by a detailed map. Maintenance of the watercourse should be minimal and carried out on a rotational basis to try and achieve a mosaic of different habitats. Rotational coppicing/pollarding should aim to create approximately 60% sun and 40% shade over the watercourse;
  - d. timings of maintenance activities and ecological considerations;
  - e. details of how public access will be restricted, and disturbance minimised to the buffer zone;
  - f. details of the ecological enhancements recommended;
  - g. monitoring for and control of non-native invasive species;
  - h. details of on-going ecological survey work to further shape the Management Plan;
  - i. details of management responsibilities long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas; and
  - j. the long-term management of the site.

Thereafter, the approved Plan shall be implemented as approved for the duration of the development.

Reason: To ensure the protection of habitats and species, biodiversity and landscape enhancements in accordance with Policies 3 (Protection of habitats and species), 4 (Protection of the designated landscape), 5 (Protection of the countryside) of the Hampshire Minerals and Waste Plan (2013) and The

Conservation of Habitats and Species Regulations 2017. This is a pre-commencement condition as the works impact directly on biodiversity habitat/species.

### **Construction Environmental Management Plan (CEMP)**

9. No extraction of sand, including the removal of soils and overburden and bund construction works, within the easterly extension to the Rookery Farm dredging lake shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Minerals Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include details of the following:
  - a. the timing of the works;
  - b. the measures to be used during the development in order to minimise; environmental impact of the works (considering both potential disturbance and pollution);
  - c. a map or plan showing habitat areas to be specifically protected (e.g. the Kingsley Stream and Oakhanger Stream and any trees within/adjacent to the working area) during the works;
  - d. construction methods;
  - e. landscaping proposals - only native species of local provenance should be used if planting is proposed;
  - f. any necessary mitigation for protected species;
  - g. tree/planting protection, removal works and compensation programme (an Arboricultural Method Statement (AMS));
  - h. any necessary pollution protection methods; and
  - i. information on the persons/bodies responsible for activities associated with the method statement that demonstrate they are qualified for the activity they are undertaking.

Thereafter, the approved scheme shall be implemented in full throughout development.

Reason: To ensure the protection of habitats and species, biodiversity and landscape enhancements in accordance with Policies 3 (Protection of habitats and species), 4 (Protection of the designated landscape), 5 (Protection of the countryside) and 10 of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as the works have immediate environmental impacts that need to be appropriately managed.

### **Watercourses**

10. There shall be no crossings (other than the existing elevated pipe crossings) created over the Kingsley and Oakhanger Streams without the prior written approval of the Minerals Planning Authority.

Reason: To ensure watercourses are protected from erosion and to maintain the structural integrity of the river bank in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

### **Restoration Scheme**

11. Within one year of the commencement of the extraction of sand within the easterly extension to the Rookery Farm dredging lake, a detailed scheme for restoration, including a timetable, long-term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Minerals Planning Authority.

This restoration plan should be based on the submitted Restoration Concept Plan (Drawing No. SK-0001 S4-1) and include cross sections showing the proposed lake profile. Efforts should be made to maximise the extent and quality of biodiverse habitats, e.g. by creating a gradual draw-down zone (ideally at a gradient of 1:20) and more isolated wetland features around the periphery of the lake.

Thereafter, restoration plans shall be carried out in accordance with the approved scheme and an approved timetable for implementation.

Reason: To ensure the protection of habitats and species, biodiversity and landscape enhancements in accordance with Policies 3 (Protection of habitats and species), 4 (Protection of the designated landscape), 5 (Protection of the countryside) and 11 (Managing flood risk) of the Hampshire Minerals and Waste Plan (2013).

### **Aftercare Scheme**

12. An Aftercare Scheme requiring such steps as may be necessary to bring each phase of the land restored to the required standard for use for the proposed uses as shown on the submitted Restoration Concept Plan (Drawing No. SK-0001 S4-1) shall be submitted to the Minerals Planning Authority for approval in writing not later than one year from the date of commencement of the extraction of sand within the easterly extension to the Rookery Farm dredging lake. The approved Aftercare of the site shall take place in accordance with the scheme approved for a period of five years beginning when the phases of the approved phased restoration scheme (Drawing No. DR-0005 S4-P1, DR-0006-S4-P1, DR-0007-S4-P1 and Drawing No. SK-0001 S4-1) are completed to the satisfaction of the Minerals Planning Authority and confirmed as such in writing.

Reason: To ensure the satisfactory restoration of the site in accordance with Policy 9 (Restoration of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

### **Premature Cessation of the Winning and Working of Minerals**

13. In the event of the premature cessation of the winning and working of minerals prior to the achievement of the completion of the approved 10 year mineral extraction scheme (as approved under Condition 2 above), and which in the view of the Minerals Planning Authority constitutes a permanent cessation of operations (within the terms of Paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990), a scheme to include details of reclamation, restoration and aftercare shall be submitted to the Minerals Planning Authority for written approval within 12 months of this permanent cessation. Thereafter, this approved scheme shall be implemented in full within the agreed timescales.

Reason: To ensure satisfactory restoration of the site in accordance with Policy 9 (Restoration of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

### **Site Operations and Hours of Use**

14. Apart from routine maintenance, water pumping and emergency procedures to maintain safety, no operations (including the entry and exit of HGVs and the use of plant or machinery) shall be carried out at Lode Farm and Rookery Farm (including the extension site permitted by way of this permission) except between the following hours:

Monday to Friday - 07:00 to 18:00; and  
Saturday - 07:00 to 13:00.

The long reach excavator shall not be operated at all at any time on a Saturday, Sunday or Bank/Public Holidays

Reason: To minimise the impact on local amenity in accordance with Policy 10 (Protection of public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Noise Management Plan**

15. No extraction of sand, including the removal of soils and overburden and bund construction works, within the easterly extension to the Rookery Farm dredging lake shall take place until an updated Noise Management Plan has been submitted to and approved in writing by the Minerals Planning Authority for. It must include:

- measures to control on-site operational noise from all plant and machinery used during site mobilisation works, minerals extraction, materials handling and processing, and site restoration activities from adversely impacting the nearest local residential properties; and
- measures to promptly mitigate any substantiated noise-related complaints caused by on-site operational noise.

Once approved, the plan shall be implemented in full throughout the duration of the development.

Reason: To minimise noise disturbance from operations at the site in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013). This is a pre-commencement condition as the works have immediate environmental impacts that need to be appropriately managed.

### **Operational Noise Controls**

16. The noise from operations carried out on the site, measured or predicted as dB LAeq, 1 hour levels, should not exceed the background noise levels at any residential property (measured as dB LA90,T) by more than 10dBA during the hours of operation, with a maximum allowable noise level of 55 dB LAeq, 1 hour at any residential property during the same hours.

Temporary works necessary to the operation of the site (such as the construction of baffle mounds, soil stripping, removal of soil heaps and construction of new permanent land forms) will be allowed to exceed the noise control criteria as set out above at any residential property up to a minimum of 70 dB LAeq, 1 hour for up to 8 weeks in any 12 month period.

Reason: To minimise noise disturbance from operations at the site in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

17. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, shall be fitted with and use effective silencers and be fitted with and use white-noise type reversing alarms.

Reason: To minimise noise disturbance from operations at the site in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

### **Dust Management**

18. Within three months of the date of this permission, an updated Dust Management Scheme covering the stripping and removal of topsoil overburden, the winning, washing and minerals processing operations, the topsoil operations and the waste recycling operations shall be submitted for approval to the Minerals Planning Authority.

The scheme shall be produced in accordance with the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Mineral Dust Impacts for Planning' (2016). The scheme shall be implemented as approved for the duration of the development.

Reason: In the interests of highway safety and public amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Highway safety) of the Hampshire Minerals and Waste Plan (2013).

### **Groundwater and Surface Water Protection**

19. Within three months of the date of this permission, an updated Groundwater and Surface Water Monitoring scheme shall be submitted to the Minerals Planning Authority for written approval. The Scheme shall set out the requirements for monitoring and shall be implemented as approved until such a time as the site permanently ceases unless otherwise agreed in writing with the Minerals Planning Authority.

Reason: In the interests of the protection of habitats and species, public amenity and the protection of the water environment in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

### **Storage of Oils, Fuels or Chemicals**

20. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious based and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If their multiple tankage, the bund capacity shall be 100% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sigh glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: In the interests of public amenity and the protection of the water environment in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

### **Lighting**

21. All lights and floodlights in Lode Farm shall be positioned or screened so as not to cause a nuisance to occupiers of any residential dwellings in the vicinity of the site or the users of the public highway. There shall be no fixed lighting or floodlights located in Rookery Farm (including within the easterly extension area).

Reason: In the interests of public amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Highways**

22. A log of HGVs entering and exiting the sites shall be kept up to date at all times throughout the duration of the permitted development and shall be provided to the Minerals Planning Authority upon request.

Reason: In the interests of highway safety and public amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Highway safety) of the Hampshire Minerals and Waste Plan (2013).

23. No vehicle shall leave Lode Farm or Rookery Farm unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety and public amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Highway safety) of the Hampshire Minerals and Waste Plan (2013).

24. All loaded HGVs leaving Lode Farm and Rookery Farm shall be sheeted and/or netted or have their loads enclosed to prevent material escaping from the vehicles and being deposited on the highway.

Reason: In the interests of highway safety and public amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Highway safety) of the Hampshire Minerals and Waste Plan (2013).

25. Visibility splays at the junction of the Rookery Farm site access with the public highway shall be kept free of obstacles at all times and vegetation trimmed.

Reason: In the interests of highway safety and public amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Highway safety) of the Hampshire Minerals and Waste Plan (2013).

### **Notification of Soils and Overburden Removal Campaigns**

26. Not later than 10 working days in advance of the commencement of each campaign of soils and overburden removal from within the easterly extension to the Rookery Farm dredging quarry, written notification shall be provided to the Minerals Planning Authority confirming the start date and duration of each campaign.

Reason: To minimise the impact on local amenity in accordance with Policies 10 (Protection of public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

### **Vehicular Movements of Soils and Overburden**

27. No more than 28 HGVs or 56 two-way HGV movements shall be undertaken each working day between the vehicular access on to Oakhanger Lane at Rookery Farm and the vehicular access into Lode Farm on the B3004 during

any campaign of soils and overburden removal from within the easterly extension to the Rookery Farm dredging quarry.

Reason: In the interests of highway safety and public amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Highway safety) of the Hampshire Minerals and Waste Plan (2013).

### **Imported Materials**

28. With the exception of any soils and overburden extracted on a campaign basis from the easterly extension area to the Rookery Farm dredging site, the only materials entering Lode Farm by HGV throughout the duration of development hereby permitted are 20,000 tonnes per annum of soils for use within the existing sand blending operations and 25,000 tonnes per annum of inert materials for use within the existing recycling and processing operations.

Reason: In the interests of public amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

### **Stockpile Location and Maximum Heights**

29. Within three months of the date of this permission, an up to date plan or plans showing the locations of all stockpiles of extracted sand, indigenous topsoils (from the easterly extension area to the Rookery Farm dredging site) and all other permitted materials delivered by HGV to Lode Farm throughout the duration of the development hereby permitted shall be submitted to the Minerals Planning Authority for written approval. Thereafter, this approved plan or plans shall be implemented as approved until such a time as the site permanently ceases unless as agreed in writing with the Minerals Planning Authority. No mineral stockpile shall exceed a height above ground level of 8m.

Reason: To enable the Minerals Planning Authority to control the development and to minimise any impact on public amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Controlling Operations at Lode Farm**

30. Any Infilling operations of the Lode Farm quarry void shall be restricted to inert materials only.

Reason: In the interests of completing a safe scheme of restoration and public amenity in accordance with Policies 9 (Restoration of minerals and waste development) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

31. All water from the sand processing plant shall be directed into the Lode Farm Quarry void at the identified discharge point. If there is no further capacity within the void, silt shall be piped back into Rookery Farm.

Reason: In the interests of the protection of the water environment in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

32. There shall be no import of fill material into the Rookery Farm dredging site or to its the easterly extension area.

Reason: In the interests of public amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

33. The existing screen bunding around the waste / aggregate recycling and TopSport operations at Lode Farm, shall be maintained for the duration of the development hereby permitted. If the overburden storage bunds to the east of the site are removed, waste recycling, aggregate recycling and TopSport operations shall cease until a suitable replacement acoustic barrier has been installed, to the satisfaction of the Minerals Planning Authority.

Reason: In the interests of public amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

34. Concrete crushing operations at Lode Farm shall be restricted to no more than 36 working days per year in any calendar year. A record of the days such operations take place (and over what duration) on site shall be kept on site and made available to the Minerals Planning Authority upon request.

Reason: In the interests of public amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

35. There shall be no burning of waste or materials on site.

Reason: In the interests of amenity and to ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Restriction of Working within Flood Zone 3 and Flood Zone 2**

36. There shall be no land raising of the access tracks and footpaths located within Flood Zones 3 or Flood Zone 2 at any time and any fencing constructed within land shown to be within Flood Zone 3 or Flood Zone 2 shall be designed to be permeable to flood water.

Reason: To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity in accordance with Policies

10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

### **Restriction on excavation works**

37. No excavation shall be carried out within 8 metres of the top of the watercourse channels.

Reason: To ensure watercourses are protected from erosion and to maintain the structural integrity of the riverbank in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

### **Screening Bunds**

38. The screening bunds within the easterly extension area to the Rookery Farm dredging site shall include openings in the locations shown on the following drawings:

- Drawing reference 2607-4-1, drawing number SK-0003, Status S4-P2, named 'Screen bund and footpath amendments' by David Jarvis Associates Limited, dated January 2019; and
- Drawing reference 2607-4-1, drawing number SK-0002, Status S4-P3, named 'Detailed sections' by David Jarvis Associates Limited, dated January 2019.

The openings shall remain unrestricted at all times during the operation of the development, until the restoration phase when the screening bunds shall be removed.

Reason: To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

39. Within three months of the date of this permission, a detailed Landscape Plan showing contouring of screen bunding, the planting, seeding and maintenance plan shall be submitted to the Minerals Planning Authority for written approval. Thereafter, the approved Plan shall be implemented in full for the duration of the development.

Reason: To ensure restoration proposals are effectively integrated into the surrounding landscape in accordance with Policies 5 (Protection of the countryside) and 9 (Restoration of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

### **Protective Fencing**

40. Within three months of the date of this permission, details of the exact line of proposed protective fencing on the boundaries of the easterly extension to the Rookery Farm dredging lake must be submitted to and Minerals Planning Authority for written approval and erected prior to any development commencing. The fencing must be retained intact until the development is completed.

Reason: To ensure protection is afforded to the valuable trees / hedgebank along the woodland boundary in accordance with Policies 5 (Protection of the countryside), 9 (Restoration of minerals and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Restriction of PD rights**

41. Notwithstanding the provisions of Parts 4, 7, 16 and 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order):
- (i) fixed plant or machinery, buildings, structures and erections or private ways shall not be erected, extended, installed or replaced at the site without the prior agreement of the Minerals Planning Authority in writing;
  - (ii) no telecommunications antenna shall be installed or erected without the prior agreement of the Minerals Planning Authority in writing.

Reason: To protect the amenities of the area in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

### **Plans**

42. The development hereby permitted shall be carried out in accordance with the following approved plans: **PA-0001 S4-P1, PA-0004 S4-P1, K041 QU 2018-01-08\_A0P.pdf, PA-0008 S4-P1, K041-18-D-002, DR-0004 S4-P1, DR-0005 S4-P1, DR-0006 S4-P1, DR-0007 S4-P1, SK-0001 S4-P1, PA-0006 S4-P1, PA-0005 S4-P2, SK-0002 S4-P3, SK-0003 S4-P4, SK-0001 S4-P2, SK-0003 S4-P2.**

Reason: To ensure that the development is carried out in accordance with the approved details.

### **Note to Applicants**

1. In determining this planning application, the Mineral Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. The diversion of any public right of way will need the formal written approval from the County Council's Public Rights of Way team.

2. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonnes un-laden.

3. The County Council supports the re-establishment of the Liaison Panel between the site operator, Minerals Planning Authority and community representatives at a suitable frequency to facilitate effective engagement with stakeholders in the interests of promoting communication between the site operator and local community. Guidance on the establishment of liaison panels is available: <http://documents.hants.gov.uk/planning-strategic/LiaisonPanelProtocolforHCCsites-November2016.pdf>

4. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such Acts.

**END**